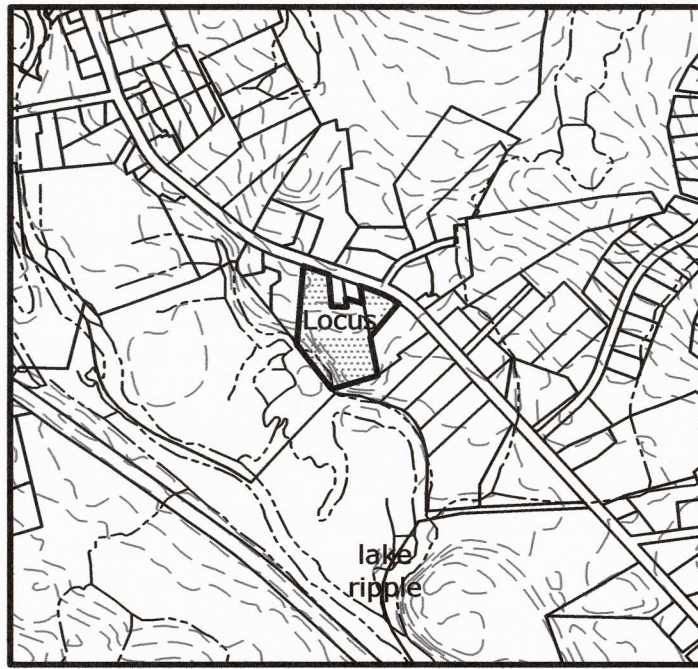


Preliminary Subdivision Plan

Great Rock Rd.



Locus Map
scale 1"=1000'
from MassGIS Oliver
level 3 parcels, 3 meter contours
& DEP wetlands linear features



Abutting Properties and Structures Shown are From MassGIS Oliver data layers, approximate. Scale 1"=100'

INDEX OF SHEETS

SHEET NO.	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SITE LAYOUT PLAN
4	PROFILE & CROSSING DETAIL

Locus Legal References

ASSESSORS: MAP 124 PARCEL 57 54A
DEED: PARCEL 57 - DEED BOOK 60557 PAGE 71
PARCEL 54A - DEED BOOK 42062 PAGE 35
PLANS: 1915 STATE HIGHWAY LAYOUT

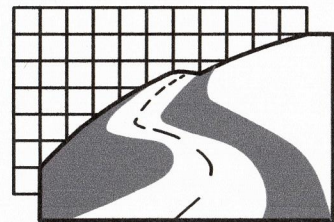


Norman G. Hill DATE: 11/17/21
NORMAN G. HILL, PE #31887

REVISIONS

No.	Date	Design	Checked
1	11/17/21	NGH	NGH
2			
3			
4			
5			

Field By:	BH/SB	1/17
Design By:	NGH	8/28/21
Drawn By:	BDH	9/2/21
Checked By:	NGH	9/3/21



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Date	Sep. 3, 2021	Sheet No.
Job No.	G9222	1 of 4

**Preliminary Plan
Cover Sheet
Located at
340 and 348 Providence
Road
South Grafton, MA
Assessors Map 124
Parcels 57 & 54A**

**#340 Owned by
Marianne Langevin Canty
340 Providence Rd.
South Grafton, MA 01560**

**#348 Owned by
Robert D. Canty, Jr.
340 Providence Rd.
South Grafton, MA 01560**

Scale: 1"=40'

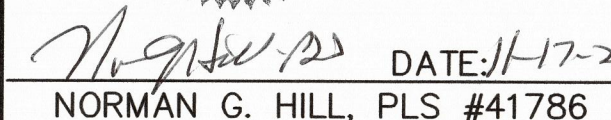
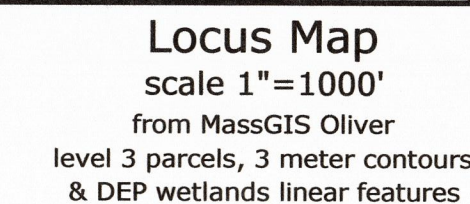
Located at
348 Providence Road
Grafton, MA

	SW STONE WALL
	IPF IRON PIPE FOUND
	DHF DRILL HOLE FOUND
	BDF BOUND TO BE SET
	BDF BOUND FOUND
	DM drain MANHOLE
	CB CATCH BASIN
	UP UTILITY POLE
	EC EXISTING CONTOUR
	PC PROPOSED CONTOUR
	SG SPOT GRADE
	LT - W WALL MOUNTED
	LT - P POLE MOUNTED
	S SIGN
	E, T, & C ELECT., TEL. & CABLE
	W WATER LINE
	S SEWER LINE
	NT NEW STREET TREES

1. All underground utility locations shown are based on field evidence and records provided to Land Planning, Inc.. These locations should be considered approximate. Other utilities may exist which are not evident or for which record information was not found. The contractor must contact all utility companies and "Dig Safe" before excavation begins. We assume no responsibility for damages incurred as a result of utilities omitted or inaccurately shown.

1. All contour elevations shown are from Town data layers on town datum (like TD 1929).
2. No portion of the locus above elevation 276 is located within the limits of a flood hazard zone as shown on the FIRM Map #25027C0841E dated 07/04/11.
3. There are no Natural Heritage & Endangered Species Program Priority or Estimated habitats found on the locus.
4. The property is located entirely within a Zone II Water Supply Protection Area and the Town of Grafton Water Supply Protection Overlay.

Frontage:	120' min.
Lot Area:	20,000 s.f. min.
Front Yard Setback:	30' min.
Side Yard Setback:	15' min.
Rear Yard Setback:	15' min.
Lot Coverage:	30% max.
Upland:	75% contiguous min.

[illegible]

No.	Date	Design	Checked
1	11/17/21	NGH	NGH
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3			
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Field By:	BH/SB	1/17
Design By:	NGH	8/28/21
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Date **Sep. 3, 2021**

Sheet No.

Job No. **G9222**

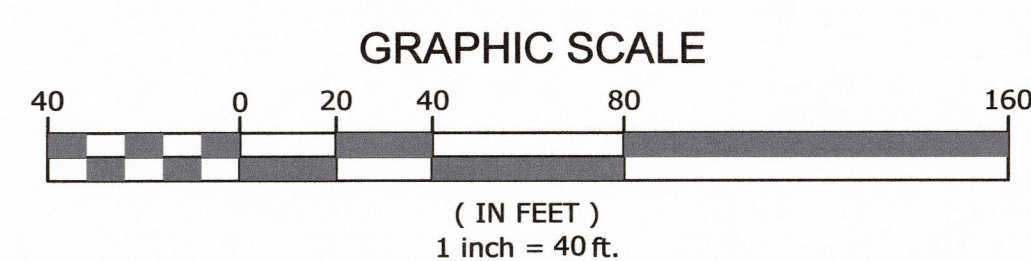
2 of 4

**South Grafton, MA
Assessors Map 124
Parcels 57 & 54A**

**340 Providence Rd.
South Grafton, MA 01560**

**340 Providence Rd.
South Grafton, MA 01560**

Scale: 1"=40'



- LEGEND
- SW STONE WALL
 - IPF IRON PIN FOUND
 - DHF DRILL HOLE FOUND
 - BOUND TO BE SET
 - BOUND FOUND
 - DRAIN MANHOLE
 - CATCH BASIN
 - UTILITY POLE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED SPOT GRADE
 - LIGHT - WALL MOUNTED
 - LIGHT - POLE MOUNTED
 - SIGN
 - ELECT., TEL. & CABLE
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 - SEWER LINE
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Utility Notes

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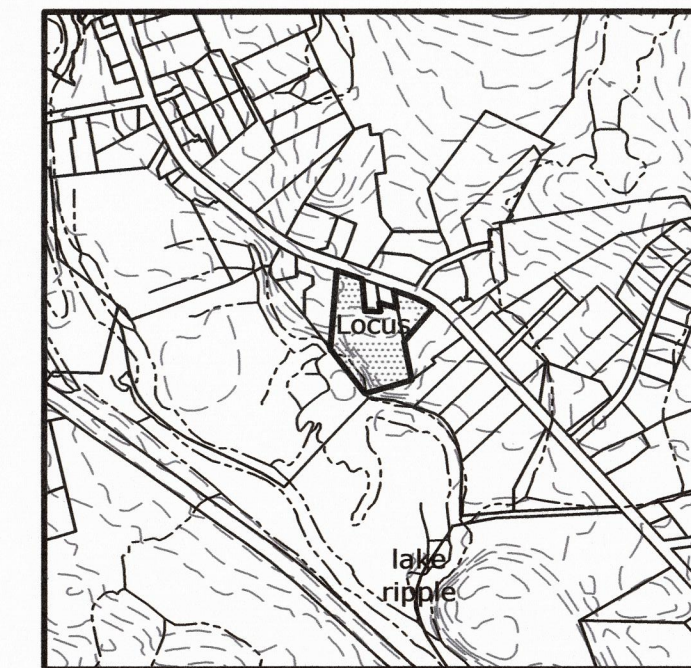
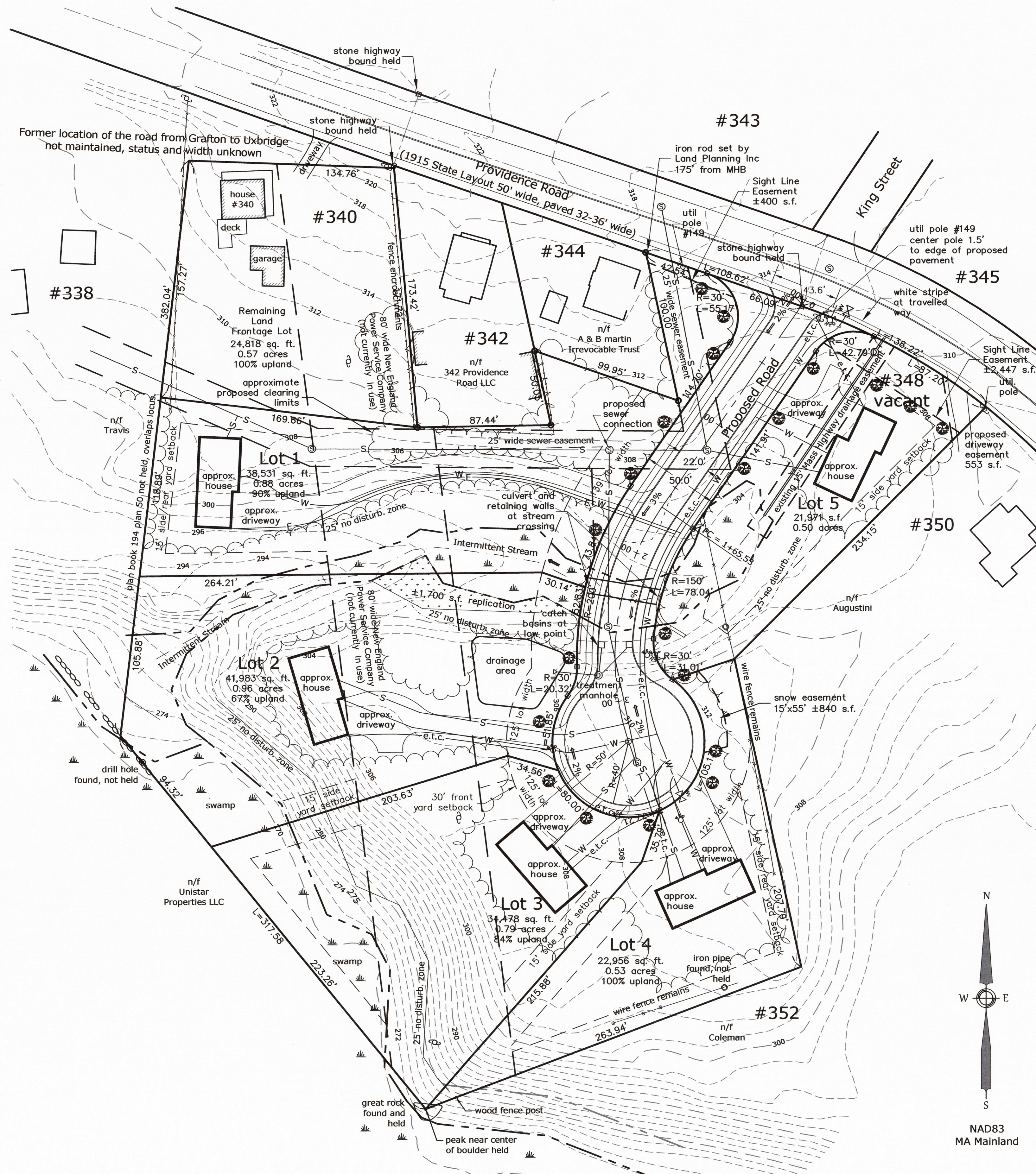
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Zoning: Residential 20 (R-20)

- Frontage: 120' min.
Lot Area: 20,000 s.f. min.
Front Yard Setback: 30' min.
Side Yard Setback: 15' min.
Rear Yard Setback: 15' min.
Lot Coverage: 30% max.
Upland: 75% contiguous min.

Note: The locus is entirely located within the Town of Grafton Water Supply Protection Overlay District.



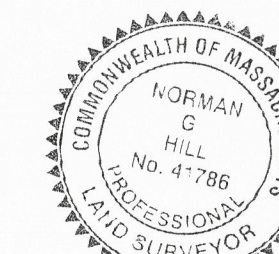
Locus Map
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level 3 parcels, 3 meter contours
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**Preliminary Plan
Site Layout
Located at
340 and 348 Providence
Road**
**South Grafton, MA
Assessors Map 124
Parcels 57 & 54A**

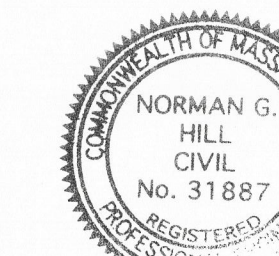
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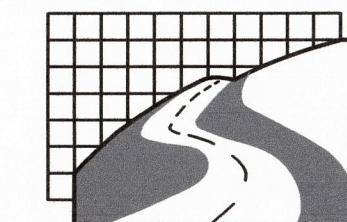


Norman G. Hill DATE: 11-18-21
NORMAN G. HILL, PLS #41786



Norman G. Hill DATE: 11-18-21
NORMAN G. HILL, PE #31887

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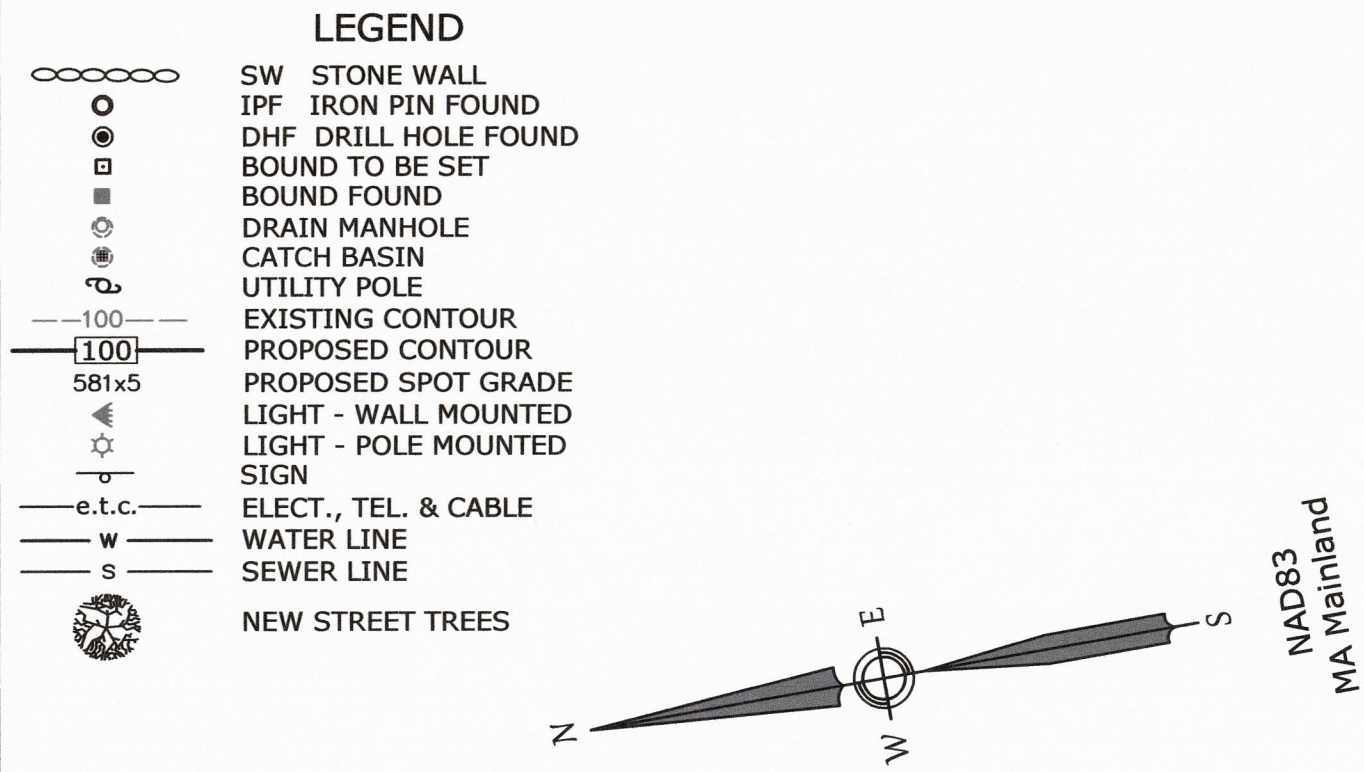
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Date	Sep. 3, 2021	Sheet No.	
Job No.	G9222		3 of 4



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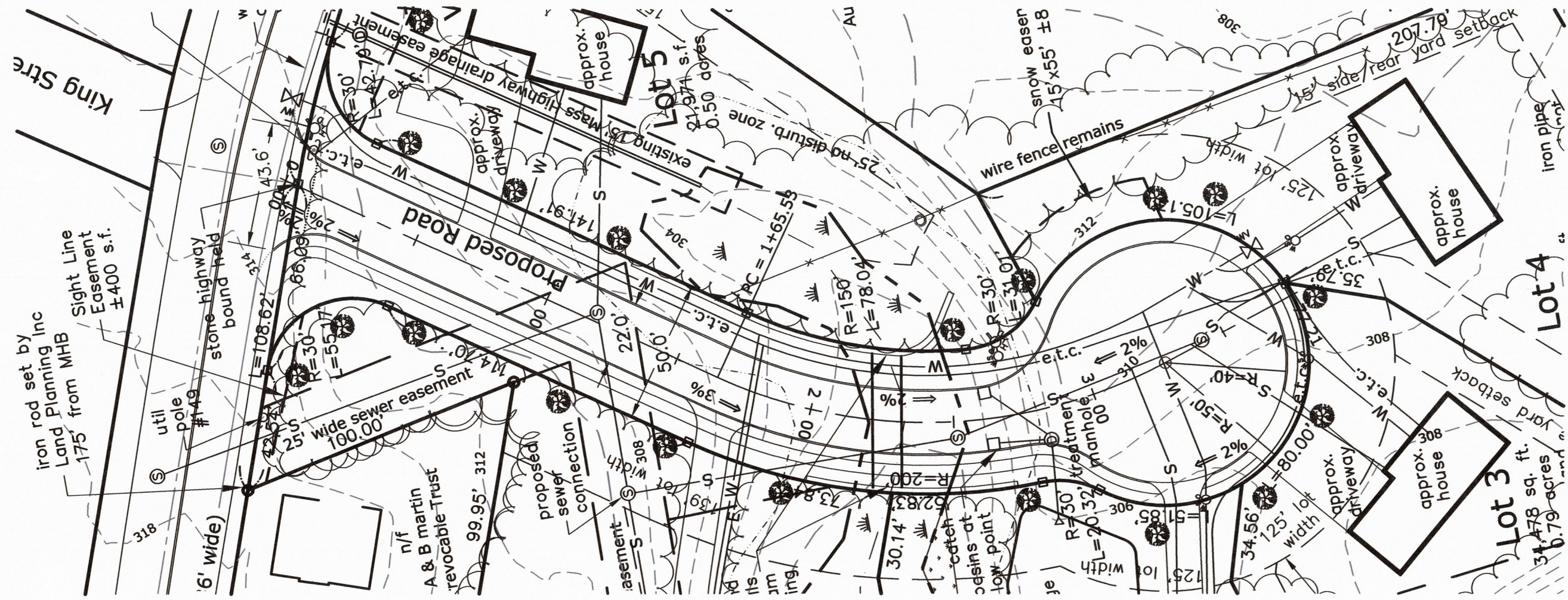
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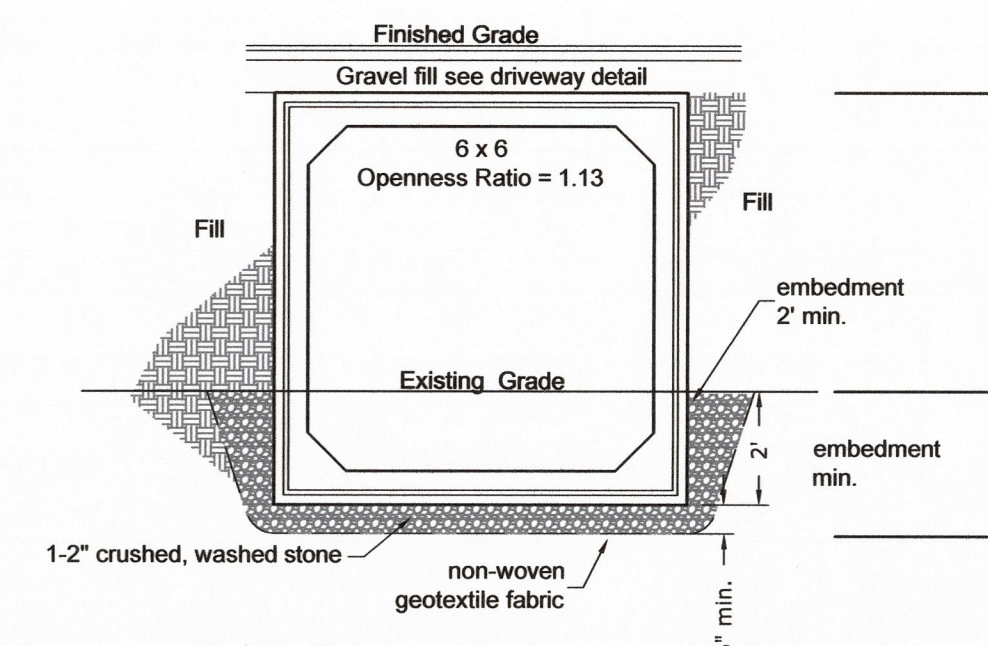
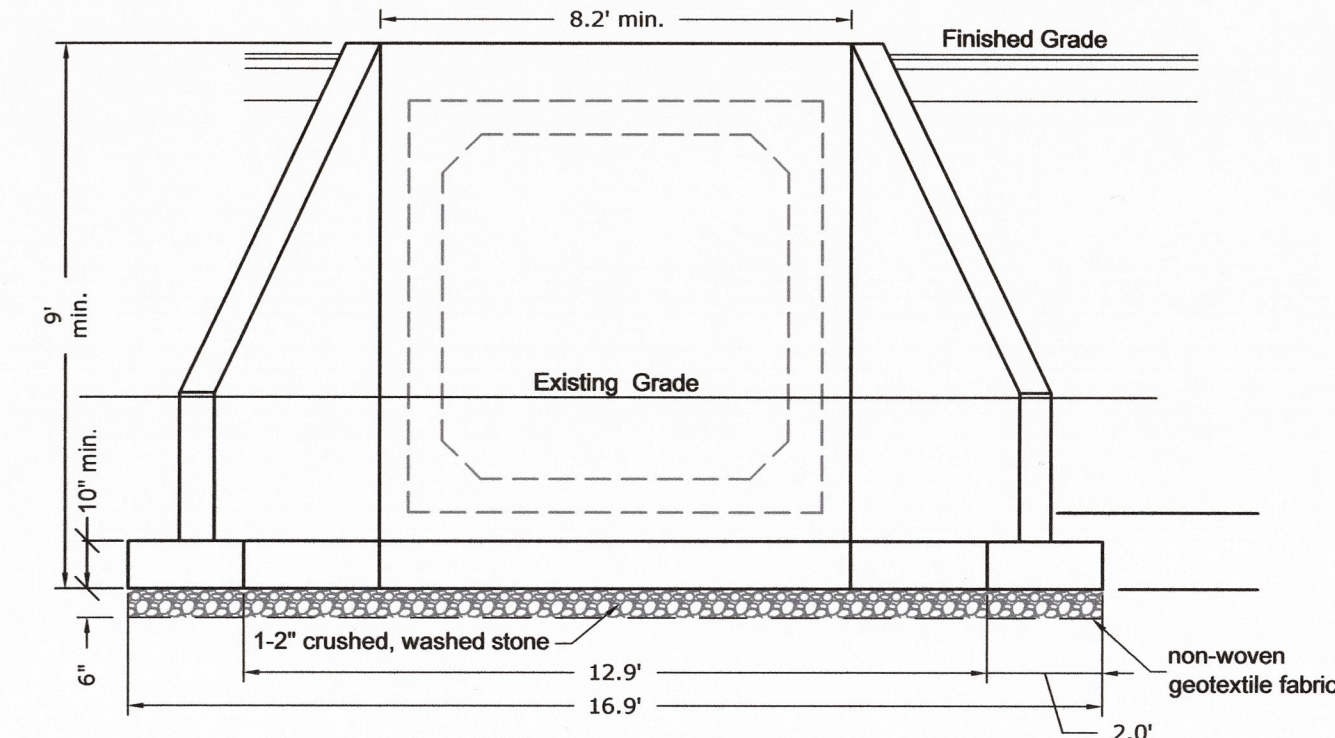
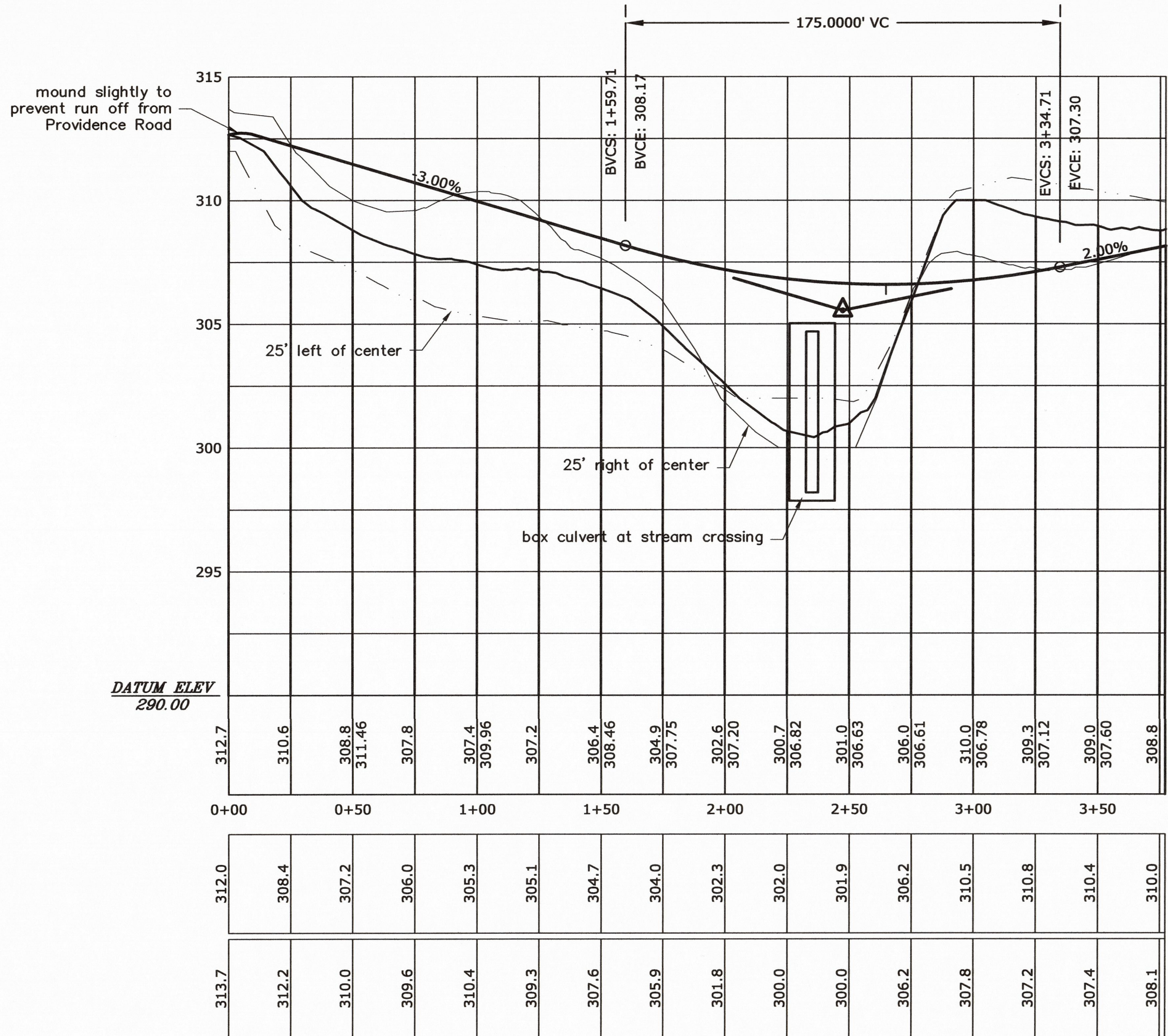
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LOW POINT ELEV = 306.60
LOW POINT STA = 2+64.71
PVI STA = 2+47.21
PVI ELEV = 305.55
A.D. = 5.00
K = 35.00



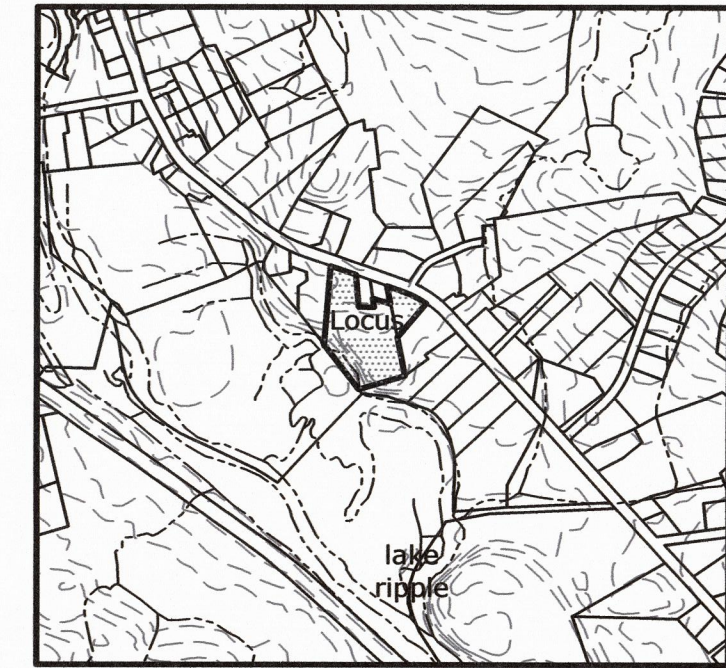
**Preliminary Plan
Site Layout
Located at
340 and 348 Providence
Road**

**South Grafton, MA
Assessors Map 124
Parcels 57 & 54A**

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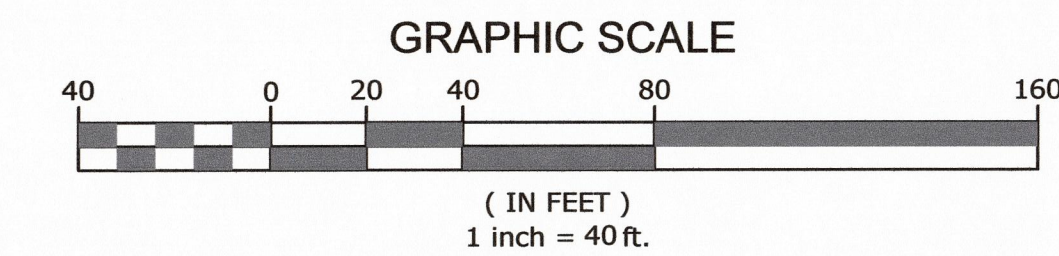
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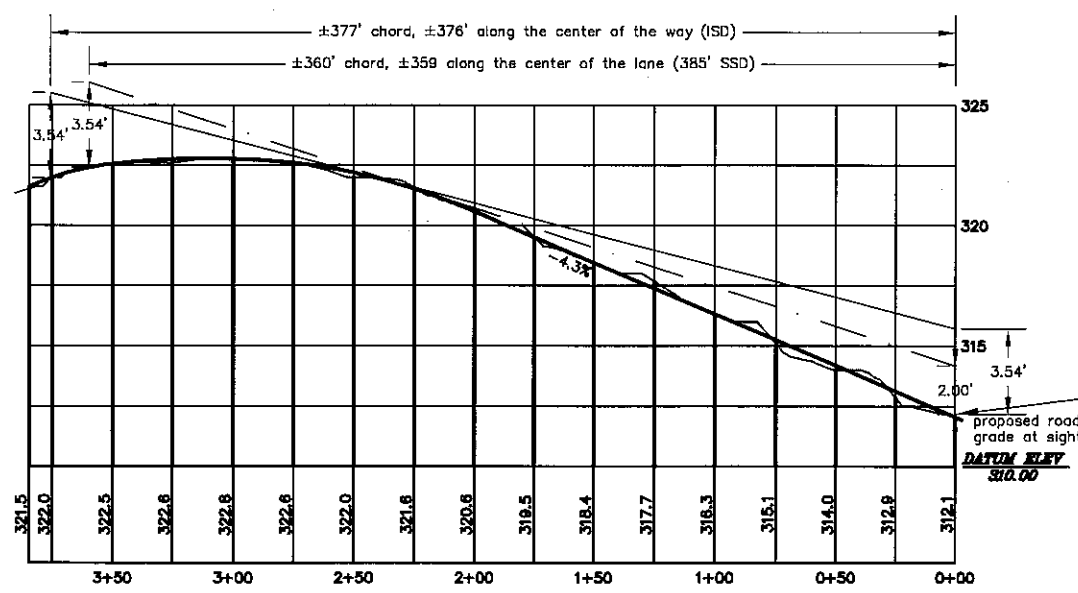
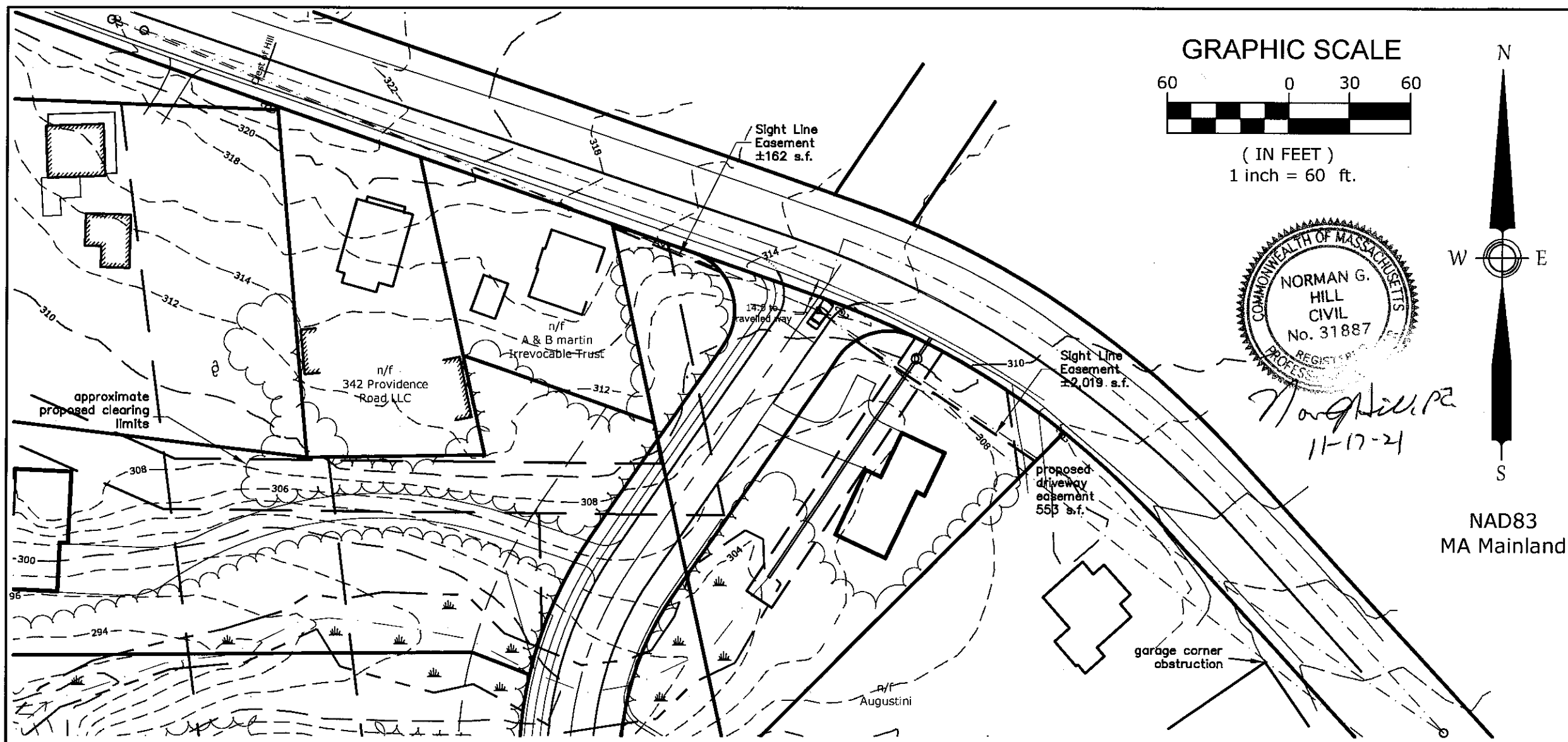
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Date	Sep. 3, 2021	Sheet No.	
Job No.	G9222		4 of 4

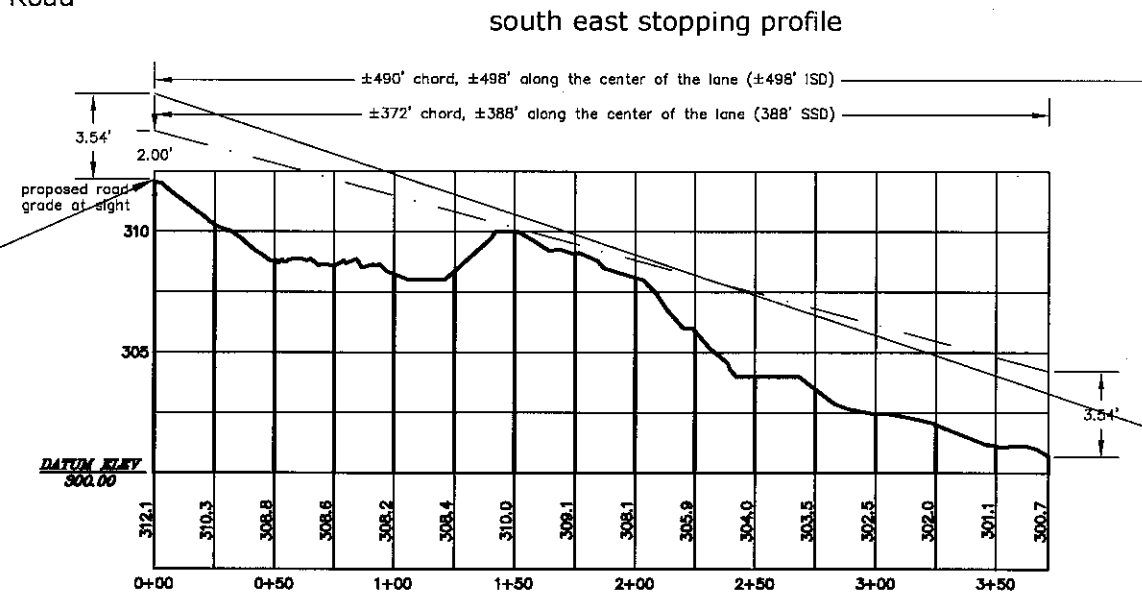




north west stopping and Intersecting profile

profile hor. scale 1 inch = 80 ft.
 profile ver. scale 1 inch = 8 ft.

35 MPH Posted Speed limit
 on Providence Road



south east stopping profile

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Site Distance Measurements
 Located at
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 South Grafton, MA
 Assessors Map 124
 Parcels 57 & 54A

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